115.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,500 / 720,500
					USE VALUE:	720,500 / 720,500
					ASSESSED:	720,500 / 720,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WIGWAM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUNNINGHAM KENNETH/KENNETH II	
Owner 2:	TRS/10 WIGWAM REALTY TRUST	
Owner 3:		
Street 1:	201 BEECH STREEET	
Street 2:		
Twn/City:	ROSLINDALE	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02131	Type:

PREVIOUS OWNER

Owner 1:	TIAN JING DONG -
Owner 2:	GONG HUI -
Street 1:	10 WIGWAM CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,832 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2218 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8832.000	241,000		479,500	720,500
Total Card	0.203	241,000		479,500	720,500
Total Parcel	0.203	241,000		479,500	720,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.90 | /Parcel: 324.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 74136

GIS Ref

GIS Ref

Insp Date 02/01/16

!8972!

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,000	0	8,832.	479,500	720,500	720,500	Year End Roll	12/18/2019
2019	101	FV	207,500	0	8,832.	486,300	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	207,500	0	8,832.	363,000	570,500	570,500	Year End Roll	12/20/2017
2017	101	FV	207,500	0	8,832.	328,800	536,300	536,300	Year End Roll	1/3/2017
2016	101	FV	241,500	0	8,832.	315,100	556,600	556,600	Year End	1/4/2016
2015	101	FV	240,400	0	8,832.	267,100	507,500	507,500	Year End Roll	12/11/2014
2014	101	FV	240,400	0	8,832.	253,400	493,800	493,800	Year End Roll	12/16/2013
2013	101	FV	240,400	0	8,832.	241,100	481,500	481,500		12/13/2012

PRINT

Date	Time
12/10/20	23:29:59

LAST REV

Date	Time
07/27/16	08:48:49
ekelly	

PAT ACCT. 8972

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIAN JING DONG	46048-479		9/8/2005		482,000	No	No		
PETROUS ANTHONY	41480-189		11/21/2003		392,500	No	No		
PETROUS ANTHONY	29077-442		9/10/1998	Family		No	No		N

USER DEFINED

Prior Id # 1:	74136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2015	698	Solar Pa	9,000		6/17/2015			Install 14 solar p
7/1/2005	560	Re-Roof	4,500			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2016	Meas/Inspect	PC	PHIL C
4/29/2009	Measured	372	PATRIOT
1/8/2006	MLS	MM	Mary M
4/20/2004	MLS	HC	Helen Chinal
5/6/2000	Inspected	276	PATRIOT
2/8/2000	Measured	264	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8832		Sq. Ft.	Site		0	70.	0.78	5									479,470						479,500	

Total AC/HA: 0.20275 | Total SF/SM: 8832 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,470 | Spl Credit | Total: 479,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	78278
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327382
Depreciation:	86429
Depreciated Total:	240953

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

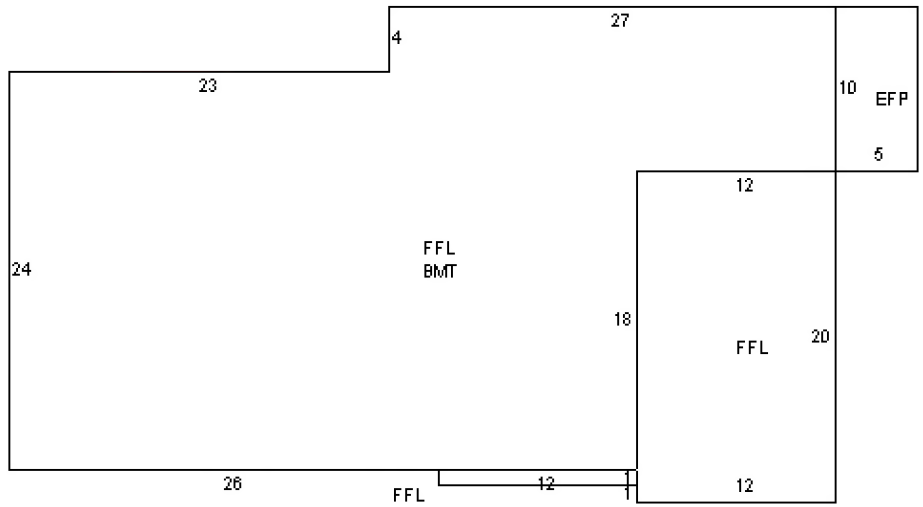
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.25
Special Features:	0	Val/Su Net:	96.94
Final Total:	241000	Val/Su SzAd	179.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,344	128.250	172,368
BMT	Basement	1,092	66.950	73,106
EFP	Enclos Porch	50	72.600	3,630

Net Sketched Area:	2,486	Total:	249,104
Size Ad	1344	Gross Are	2486	FinArea	2218
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	